



# IDAHO DEPARTMENT OF PARKS & RECREATION

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## MINUTES

for  
October 17-18, 2005  
Quarterly Board Meeting

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**Idaho Department of Parks and Recreation**  
The Coeur d'Alene Resort  
Coeur d'Alene, Idaho

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**IDAHO DEPARTMENT OF PARKS AND RECREATION**  
**“To improve the quality of life in Idaho through outdoor recreation and resource stewardship.”**  
**Quarterly Board Meeting**  
**October 17-18, 2005**  
**The Coeur d’Alene Resort**  
**Coeur d’Alene, Idaho**

Chairwoman Jean McDevitt convened the quarterly Board meeting at 8:21 a.m. October 17, 2005 at The Coeur d’Alene Resort, Coeur d’Alene, Idaho with the following Board members attending:

Jean McDevitt Chairwoman, Pocatello  
Ernest J. Lombard, Member, Eagle  
Randall Rice, Member, Moscow  
Steve Klatt, Member, Sandpoint

Also present during all or a portion of the meeting were the following individuals:

Robert L. Meinen, Director  
Dean Sangrey, Operations Administrator  
David Ricks, Administration Administrator  
Jan Johns, Administrative Assistant  
Jane Wright, Financial Officer  
Steve Frost, South Region Manager  
David White, North Region Manager  
Garth Taylor, East Region Manager  
Michael Orr, Deputy Attorney General, Natural Resources Division  
Jennifer Couture, Communication Program Manager  
Tammy Kolsky, Reservation System Manager  
Fred Bear, Park Manager  
Randall Butte, Park Manager  
Georgia Suchocki, Administrative Assistant  
Bill Scudder, Park Manager  
Dave Landrum, Ranger  
Craig Brown, Ranger  
Ron Hise, Ranger

## AGENDA

### October 17<sup>th</sup> Monday

#### 8:21 a.m. Call to order

Welcome Guests  
Addition or deletions to the printed Agenda  
Approval of the August 4<sup>th</sup>-5<sup>th</sup>, August 30<sup>th</sup> and September 27<sup>th</sup>, 2005 Board minutes

#### 8:24 a.m. Workshop

Review of Agenda *Information Only* Items

- Development Project Status
- Region Manager Reports
- Year-to-Date Visitation Report

#### 9:39 a.m. Board Member Reports

#### 9:42 a.m. Attorney General’s Report

**10:28 a.m. Director's Report**

- Permanent Building Fund
- Eagle Island State Park Committee
- Larry Townsend Appreciation
- Introduction of New Manager for Priest Lake State Park

**9:30 a.m. Executive Session**

**10:30 a.m. Break**

**10:55 a.m. Discussion of Information Only Items**

- Ponderosa State Park
- Priest Lake Lionhead Master Plan Addendum
- Senior Discount Program Results

**11:30 a.m. Lunch on own 1:00 p.m. Public Forum**

**1:48 p.m. Discussion of Action Items**

- Bruneau Dunes State Park Funding
- Hidden Lake Development Proposal
- Hells Gate State Park Marina Concession

**2:45 p.m. Break**

**3:00 p.m. Executive Session**

**4:10p.m. Recess**

**October 18<sup>th</sup> Tuesday**

**8:17 a.m. Board Meeting Reconvenes**

**8:20 a.m. Discussion of Action Items (cont.)**

- 2006 1st Quarter Financial Statement
- SCORPT Approval
- Replacement for RV Grant Advisory -Region 3

**10:00 a.m. Discussion of Information Only Items (cont.)**

- Bruneau Dunes Funding
- Reservation System Update
- Reservation System Public Campaign

**10:15a.m. Adjourn**

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**October 17<sup>th</sup> 2005**

**8:21 a.m.** Chairperson McDevitt called the meeting to order.

**8:22 a.m.** Chairperson McDevitt welcomed IDPR's guests.

**8:24 a.m. Approval of the Minutes** Mr. Klatt moved to approve the minutes of the August 5<sup>th</sup> and 6<sup>th</sup> Board meeting with the correction of the spelling of Mr. Ricks name on page 4 and the approval of the Teleconference minutes on August 30<sup>th</sup> and the minutes for the September 27<sup>th</sup> Board meeting. Mr. Lombard seconded the motion. Chair asked for further discussion.

Hearing none, the Chair asked for a vote on the motion. All votes were cast in the affirmative.

The motion was passed.

**8:25 a.m. Review of Agenda Information Only Items**

**Development Project Status**

Mr. Ricks said that there are two campgrounds currently under construction, Ponderosa campground at Ponderosa State Park and Gilmore campground at Farragut State Park.

Mr. Lombard requested information regarding the placement of camper cabins. Mr. Ricks said that the funding is in place for 2006 and that staff plans to identify locations, decide on the design

and whether or not a septic system will be included in the design plan and send out the plan for bid in spring of 2006.

Discussion followed regarding two room cabins and deluxe cabins.

Mr. Lombard asked for an update on Glade Creek campground. Mr. Ricks informed the Board that the project was nearly completed.

Mr. Lombard noted his concern regarding overage of \$600,000 in the Castle Rocks campground budget. Mr. Ricks explained that the road going into the campground is extremely expensive and took more dollars than was planned for this project. Development Bureau is planning to go out for bid again in late winter and, depending on the funding, staff will be asking for \$800,000 in the next budget request. The reason for asking for more is that the second bid was over \$2 million. The lowest bid was \$1.7 million from a contractor that the agency preferred not to work with due to issues in the past. The campground will be extended to 60 campsites and include showers.

Discussion resumed regarding camper cabin units. Mr. Ricks said that cabin kits were available from \$30,000 to \$100,000 delivered to site. However, the cabin site needs to be developed including septic and water system if deluxe cabins are selected. Mr. Ricks said it was not uncommon to have costs up to \$150,000. Mr. Rice reminded staff and the Board members that when the agency was first looking at camper cabins, the projections were based on a one-room cabin. Mr. Rice said he felt that staff needed to proceed very cautiously as spending that amount of money is a different philosophical issue than what originally the Board had agreed to.

Mr. Ricks said that the development costs were much higher when you build a cabin with amenities of kitchen and bathroom. The cost of rent for a deluxe cabin would also increase.

Mr. Klatt stated that the Board has not given authority to move forward with the purchase of a deluxe cabin. Mr. Ricks proposed that at the next Board meeting, staff would bring a plan that states the possible placement of two bedroom cabins along with possible deluxe cabins.

Chairwoman McDevitt said she would also like to have a projection of how many new manager homes that are going to have to be built on site as well as the cost for repairs to the existing residences.

Mr. Ricks said that the budget request for 2007 includes 18 residences brought up to standard with an estimated cost of approximately \$30,000 each.

Mr. Klatt questioned the dollar amount that is available for Harriman State Park. Mr. Ricks replied that the accurate amount \$772,000 which was a donation from the Scovill estate and is to be used for a welcome center or some other purpose which will be decided upon per the executor, Yvonne Ferrell.

Mr. Ricks acknowledged that the Ashton-Tetonia Trail has incurred a number of expenses with the project. The Idaho Transportation Department (ITD) funding of \$800,000 that is available is not reflected in the Development spreadsheet. What has been spent to date is based on scoping design created ten years ago. Expenses have also included purchase of the remaining middle properties, surveying and appraisal. The need now is to identify exactly what is the scope of work that is needed from our engineers. The work that will be needed on the trestles could range from \$1.6 to \$3 million.



Mr. Klatt shared his concern about not having a lead person in development in regards to department effectiveness. Mr. Klatt asked that a summary of Mr. Ricks ideas and vision of the direction the Development department is going and why he feels that a lead architect is not needed. If Mr. Ricks was, in fact, thinking of filling that position, what sort of person would be recruited? Mr. Ricks explained that at this time, John Crowe is the lead architect. He said that with Mr. Crowe as lead architect, the need was not for a Bureau Chief but the need for more staff trying to figure out to get projects to construction.

### **Region Manager Reports**

*East Region:* Chair McDevitt asked that acronyms be spelled out for clarification in the Region Reports.

Mr. Lombard and Mr. Rice asked for an update on statewide signage. Director Meinen responded that the IDPR internal auditor reviewed the agency's sign system. A booklet was created that featured pictures and the inconsistencies in the sign system. Copies of the booklet have been sent to the three Region Managers. The next step of this process will be to set up a meeting to create a consistent sign management system. Mr. White of the North Region is working to form a committee to create a manual and then implement a consistent signage program. Director Meinen said that the inconsistency in signage is not unique to Idaho. State parks, in general, struggle with consistent signage. He reminded the Board that not only do you have to create the right signs, but that staff needs to work with our partner agencies for placement which can be costly and time consuming. A prioritization of internal signs within the parks could be done sooner. Highway signs that direct our customers to the right facility is a considerable investment.

Mr. Klatt suggested that the agency look at an RV grant for signage.

Mr. Rice asked Mr. Taylor for an update on potential sites for a new state park in the eastern part of the state. Mr. Taylor said that staff continually is seeking opportunities.

*South Region:* Mr. Frost said that staff was evaluating the type of operations that Tamarack Resort will be having on Cascade Lake.

*North Region:* Mr. White updated the Board on the Farragut State Park Shooting Range. The Citizens Against Range Expansion (CARE) have filed a lawsuit against Idaho Department of Fish and Game (IDFG). The clearing of brush for the safety fence has been finished and the bid for the fence will be out in the next two weeks. IDFG and US Fish and Wildlife Service are cooperatively conducting an environmental assessment to help reduce some of the concerns and issues that have been raised by local citizens. IDFG has hired a consultant to do an in-depth study on the sound comparing what sounds are there now and what is the potential for the improvement to reduce the sound. The timber-thinning project has begun at the park as well.

At Dworshak State Park, the economical development project that staff has been working on with local residents and Senator Crappo's office has received a \$60,000 grant to do a large boat feasibility study which will be completed by the first of the year. The study will give a good overview of whether or not the marina at Dworshak State Park should be expanded.

Mr. Rice asked about the drain field at Heyburn State Park. Mr. White responded that the specific drain field had been over used. Development is working on alternative options as well as what the costs will entail. The need for the drain field to be fully functional by next season is critical.

Discussion followed.

**Visitation Report** Mr. Sangrey presented information for calendar year January through September 2005 for day use and camping at the parks (*see Attachment 1*). Visitation figures continue to fluctuate with wide variation from report to report and month to month. Mr. Sangrey said that the report reflected a more accurate report than at previous Board meetings. Mr. Sangrey did point out that there was a significant error regarding day use and campers for the East Region. Color consistency on the charts was also discussed.

Discussion followed.

**9:39 a.m. Board Member Reports** Mr. Klatt gave a brief overview of activities taking place in the North Region. He also asked if staff would consider a possible program getting younger families more involved with camping. He would like an on-going effort/campaign started. Chair McDevitt reported that she had met with the Good Sam's Club.

**9:42 a.m. Attorney General's Report** Mr. Orr, Deputy Attorney General for Natural Resources Division, reviewed his recent work for IDPR which included advise on Memorandums of Agreements and answering e-mails request for general law questions typically dealing with contracts. One case of active litigation that Mr. Orr is working on is IDPR versus Wanooka and Wagner regarding a breach in a crop lease. He also gave an update of the CARE lawsuit filed against IDFG.

Mr. Orr said that he felt that under the litigation exception for the open meetings law, he has serious doubts that at this point if the Board could go into Executive Session to discuss the Hidden Lake float home issue. Mr. Orr said that he didn't think that the Board fits under the exception point. The exception calls for pending litigation, which to his knowledge would not apply as nothing has been filed yet but rather it is a general public awareness of probable litigation. That language to Mr. Orr has two elements, which is 1.) there has to be probable litigation and 2.) there has to be general public awareness. Based on what Mr. Orr had seen in the record, he believed that there is a "potential" for litigation but in his own judgment, the court would need to decide whether or not there is "probable" litigation, especially in light of the validity and the uncertainty of where the Department will go on this matter. If there was a definite course of action and a response from the other side, IDPR might be there but at this time, Mr. Orr felt that the Department was not there.

Secondly, Mr. Orr said based on what he sees in the record, general public awareness term does not apply.

Chair McDevitt asked if questions regarding the Heyburn float homes could be addressed out of Executive Session. Mr. Orr said that he was comfortable advising the Board members on this matter at this time. Mr. Lombard asked Mr. Orr what he thought were the legal obstacles or obligations towards the float homeowners at Hidden Lake in Heyburn State Park. Mr. Orr said that after his review of files, it appears to him that the question that Mr. Lombard is asking is controlled by the lease. The lease contains two (2) termination provisions. The first is termination by the lessor and the second is termination by the lessee. Mr. Orr said what Mr. Lombard was describing is termination by the lessor. Mr. Lombard responded that the lessees were given the termination 20 years ago. Once again, Mr. Lombard asked if IDPR had any obligation to the float homeowners to pay for structures or removal of the float homes. Mr. Orr said that based on his review of the form lease which he understood to be a copy of the actual lease that has been used, termination by the lessor that Mr. Lombard was describing would require the Department to pay full or half value of the improvements depending on whether the lessee would want to keep the float home and take it to a new location. Mr. Lombard repeated the question that the Department would be obligated to buy the

float homes. Mr. Orr responded that was his reading of the language of the lease. The spoken mandatory terms said “shall” and then there were only two alternatives which is to pay the fair market value of the improvements. On that point, there could be questions to what the improvements are but there is clearly a combination of payment for the full value of what those improvements are or an alternative no more than half the value if the lessee chooses to take the home somewhere else.

Director Meinen reminded the Board that there was a specific agenda item regarding the Hidden Lake float homes at which time Mr. Orr will be available to answer questions. At this point, the decision needs to be made whether or not the Board could go into Executive Session and discuss potential legal ramifications. If Mr. Orr feels that this is not needed, then the scheduled Executive Session for the morning could be cancelled.

Mr. Lombard responded that his point was the information that the Board should know. The Board should know what their obligations are or are not in regard to the Hidden Lake float homes. Mr. Orr said that this information would not be considered Executive Session material. It should be discussed in open public meeting.

Director Meinen asked for clarification from Mr. Orr, asking “that if in the course of deliberations, it appears there is a legal standing issue where there is a concern that exposes the Board and the Department to litigation, at that time, you can request, I think, to go into an Executive Session for consultation with your attorney.” Director Meinen said that there is a published time for the Hidden Lake float homes and that there will be people representing the float homeowners attending the Board meeting at that time. If the Board is going to make any kind of decision, Director Meinen’s recommendation is to adhere to the published agenda as people that would be effected by certain decision could hear the deliberations.

Mr. Rice concurred and asked that the conversation be tabled until the appropriate time on the agenda. Mr. Rice asked for clarification of Mr. Orr interpretation of the buy out issue which is different from what had been talked about previously with discussion with Mr. Crema, the former Deputy attorney general working for IDPR. Mr. Rice asked that Mr. Orr contact Mr. Crema before the scheduled time of the agenda item of the float homes is brought before the Board.

Director Meinen said that he agreed with Mr. Rice and thought there was a set of different parameters regarding the lease. He advocated that Mr. Orr counsel before the specific agenda time.

Mr. Orr responded that the statute was clear, “*any litigation (we have not had that), general public awareness of probable litigation, or the existence of legal issues*, (clearly this is a legal issue is not enough).

**10:28 a.m. Director’s Report** Director Meinen recognized former Chairman Lombard for his devoted service as Chairman of the Board and that he appreciated his hard work. In recognition, Director Meinen presented Mr. Lombard the gavel that he used during his chairmanship.

Director Meinen also recognized Larry Townsend for his 25 years as Park Manager at Priest Lake State Park and introduced the new Park Manager Bud Justice.

Director Meinen summarized the efforts of presenting *Experience Idaho (see Attachment 2)*.

Discussion followed.

Director Meinen discussed the draft of the Charter for Eagle Island State Park. He asked that the Board review the charter and let him know if this was acceptable to the members. It is the hopes of

the Director that the charter and creating the Eagle Island Citizen's Advisory Committee will provide the resourcefulness to begin moving forward with making Eagle Island State Park a significant state park. Director Meinen noted that there had been a significant increase for visitation to Eagle Island State Park by reopening a portion of the beach for public use.

Mr. Klatt asked for clarification of the Citizen's Advisory Committee in conjunction with the Eagle Island State Park Master Plan. Director Meinen responded that many of the committee members were not actually involved with the Master Plan. Currently, there are proactive discussions taking place in the southwest corner of the state involving local park and recreation agencies as well as local government regarding the issue of the amount growth, lack of connectivity of trail systems, and the lack green space being set aside in this area. Now discussions are being held on what is the Boise River Valley going to look like twenty years from now. This committee includes city and county park's people and local leadership. Director Meinen asked these people to become more engaged in a wider discussion on how Eagle Island State Park would fit into promoting more green space and open space in the Boise River Valley. How would Eagle Island State Park be able to assist in making the connection to the Greenbelt creating a path that would run from Lucky Peak State Park, hopefully, all the way to the Snake River?

Mr. Klatt asked if the Citizen's Advisory Committee was going back to the Eagle Island Master Plan for direction. He also wanted to know who were the members of the "Advisory Committee." He said there was a good cross section of people on the committee except the general public. Mr. Sangrey responded that the Citizen's Advisory Committee is composed of residents through out the area, primarily from the Eagle area but also outside that community but still within Ada County. Mr. Lombard said that he believed that there was a least 20 members on the committee.

**10:50 a.m. Update on Legislation and Rules** Mr. Sangrey updated the Board regarding rules in Chapter 20 and 31. Staff is moving forward with the rules amendment process. A formal notice has been prepared of the proposed changes, which was published in the Official Bulletin on October 5, 2005. The agency is now in a formal comment period, which closes on November 16, 2005.

**10:55 a.m. Priest Lake Lionhead Master Plan Addendum** Mr. White said that staff had just completed a conceptual site plan based upon the input that was received from the constituents who participated in the public input process as well as information from managers. He also said that there is still another meeting scheduled for gathering public input in regards to see if the conceptual design is even realistic (*see Attachment 3*).

Discussion followed.

Mr. Klatt said that he had serious concerns about the design having too much emphasis on roads in the park. Mr. Klatt said that he would have objections to a through road over Lion Creek as well as the amount of disturbance that would be created by crossing the creek on route to the group camp. He said he did not think that this was a good concept. He also had concerns about whether or not having one two-way road going into the Mosquito Bay area is necessary in order to make that area useable. He was not objecting to the need of restoration and stabilization in the camp area. He said he was aware of concerns about traffic entering and exiting the park. Since this was not an action item and this site plan was not being adopted at this Board meeting, Mr. Klatt was unsure of the process of changing this before asking for public input. Mr. White responded that this was only a conceptual plan and much more public input and studying on this subject would be done, especially as to whether or not it is even feasible to have a road in that area. He said that each piece of the master plan would be looked at individually.

Discussion followed.

Mr. White said the next step would be to make a priority list from the input of constituents as well as staff identifying what type of camping structure is needed. A group camp has been a well received concept as the current group camp is booked continually. According to Mr. White, the public process will begin within the next six months.

Discussion followed.

**11:07 a.m. Senior Discount Program** Mr. Sangrey gave an update of the Senior Discount Program. Based on House Bill 229, which was passed at this last legislative session and signed by the Governor, the agency has move forward with a Senior Discount Program. The pilot program was a short-termed, being initiated on July 11<sup>th</sup>, 2005 and ran through Labor Day, 2005. The results from the pilot program provided significant information to proceed forward with permanent program. The Board requested that an analysis of pilot program be brought back to the Board at the February meeting.

**1:05 p.m. Executive Session** Mr. Rice moved that under the authority of Idaho Code 67-2345 Sub-section (c) that the IDPR Board go into Executive Session to discuss personnel, acquisition of private lands and/or litigation. Mr. Klatt seconded the motion. The Chair called for a roll call vote, Klatt-aye, Rice-aye, Lombard-aye, Chair McDevitt-aye. Motion was passed.

**1:47 p.m.** Mr. Klatt moved that IDPR Board come out of Executive Session and continue the regular business meeting. Ms. McDevitt seconded the motion. The Chair called for a roll call vote, Klatt-aye, Rice-aye, Lombard-aye, Chair McDevitt-aye. Motion was passed.

**1:48 p.m. Bruneau Dunes State Park Funding**

The Board asked for a list of projects for the Natural Science Center at Bruneau Dunes State Park to be drawn up for consideration for spending the \$300,000 from the Park Land Trust. A teleconference will take place in mid-November to discuss the spending of \$300,000 for the projects.

Discussion followed.

**2:23 p.m.** Mr. Klatt moved for a teleconference by December 1<sup>st</sup>, 2005 to discuss expenditures for Bruneau Dunes State Park. Mr. Lombard seconded the motion. The Chair asked for further discussion. Hearing none, the Chair asked for a vote on the motion. All votes were cast in the affirmative. The motion was approved.

**2:24 p.m. Hells Gate State Park Marina** Mr. White discussed the means in which staff pursued a public/private joint venture to develop and operate the Hells Gate State Park marina area. This was done through a Request for Proposal (RFP) process. Staff was particularly interested in developing and utilizing the existing marina building as well as the adjacent parking areas, hoping to enhance Hells Gate State Park for local residents and park visitors. In addition, staff wanted to make the surrounding area of Lewiston, Idaho a more appealing destination to visitors. Staff was also interested in maximizing the potential of outfitter trips into Hells Canyon by offering Hells Canyon visitors additional services such as a restaurant and/or lodging. The Department received one response, from Jock and Susanne Pring to the RFP. The Prings' currently own and operate several other business ventures in Lewiston/Clarkston area including Hells Canyon Resort, which includes a

marina and restaurant. Their proposal included several letters of recommendation/support from the Lewiston Chamber of Commerce, the area guides and outfitters, and several local banks.

Mr. White asked the Board to approve the attached concession agreement (*see Attachment 4*) in principle with Hells Gate Marina LLC, John A. "Jock" Pring to develop and operate the Hells Gate State Park marina and associated area.

**2:39 p.m. Mr. Lombard moved to accept staff recommendation as presented. Mr. Rice seconded the motion. The Chair asked for further discussion. Hearing none, the Chair asked for a vote on the motion. All votes were cast in the affirmative. The motion was approved.**

Mr. Pring thanked the Board for their vote of confidence and said he looked forward to working with the IDPR staff for many years to come.

**2:43 p.m. Hidden Lake Development Proposal** Representatives of the float homeowners at Hidden Lake, Mr. Tim Green and Mr. Dave Kimberling, addressed the Board reading the following:

The Park staff and float homeowners met 2-3 times in an effort to create a proposal which incorporated some of the float home owners concerns. The Department has been very helpful in sharing information and responding to inquiries. We appreciate their cooperation and assistance. However, we were unable to comment on the staff's final proposal. With this reservation in mind, we have set forth below several issues and concerns which we hope the Park Board will consider as part of its deliberations. There may be other comments and concerns by owners which are not reflected in this letter. As we observed in our initial presentation, the Hidden Lake float homeowners have a long history in the Park and have enjoyed a good relationship with the Department and Park managers. The float homes represent a community and see themselves as stewards of the Park property. Owners wish only the best for the Park. We respectfully request that any decisions made by the Board take these facts into consideration.

Given the decision which has already been made by the Board, the undersigned agree with the recommendation to retain the float homes in the Park but have several questions regarding implementation of the proposal. For instance, it may be instructive to look at other alternatives which are more cost efficient and less disruptive. As a beginning notion, we suggest that the Park Board be satisfied that adequate funding for all development and consolidation is in place or readily attainable prior to starting the development. It would be disappointing and disruptive to begin a significant development project involving families and homes and then find it necessary to stop development due to a shortfall in funding leaving both the Park and the owners in the lurch.

**The Cost Factor** While we realize the Department's cost estimates are preliminary, we believe the Park should factor in higher costs for several reasons. The costs are estimated in today's dollars and services won't be performed for several years. This will raise development costs 20% -50%. There is no allocation to buyout float homeowners that do not renew their lease. These costs could be \$200,000- \$400,000. The complexity of moving float homes, docks, pilings, water, sewer, and electrical should not be underestimated. This is both difficult and expensive due to limited land access and could easily escalate costs. Some float homeowners have relevant experience with the electrical and piling costs.

**Consolidation and Configuration Considerations** While we agree there should be some consolidation exactly how this is done is important to the success of the proposal. Initially, 3-5 float homes (Attachment F) could be moved at the lease renewal date. This assumes other relevant issues including a new lease have been resolved. The suggested early movement of homes provides access for the Park to deploy Hidden Lake Alternative 3. The boat survey supported this alternative. The float homes require approximately 100 feet instead of the suggested 75 feet. This provides necessary access for dock and boat space as well as the cabin. Since the float homes are accessed by boat adequate space is necessary. The size of the development does not warrant a tight compression of the homes.

The float homes will need to be moved closer to the proposed camp development. Presently, Attachment F shows float homes in front of the beaver dam, which is not practical unless the Park remove the beavers.

**Timing Related Issues** This is a complex situation and will require phases or sequencing for the project to be completed successfully.

As mentioned above, all anticipated costs should be clearly defined as a first phase, to assure adequate funding prior to the Park Board establishing implementation dates. This also would facilitate better decision making by both the Park and the float homeowners.

The Park should endeavor to learn how many cabins will renew leases in 2009 to identify funding, develop a sewage plan and appropriate cabin configuration.

FMV appraisal will be needed to establish the buyout for cabins that do not renew leases. The Park staff could then plan the drain field to meet sewage needs for the remaining cabins. Perhaps this discussion could be concurrent with other work.

In the interim, as the lease renews 3-5 cabins could move to support the development of Hidden Lake alternative 2.

**Drain Fields and Water** We believe that float homeowners will be interested in working with the Department to develop a drain field and water supply for the homes. Float homeowners would need to know the details, cost, cost sharing, and lease terms amortizing the debt before agreeing to the development. This should not be a significant problem. Generally, a development of this nature would be paid for by the park (the land owner) and charged back over 30-40 years to the lessees.

We would also encourage the Park to participate in the use of the drain field and water supply costs to better serve future development of Hidden Lake. The owners are also interested in knowing how the costs for sewer and water were allocated for the land cabins in the Park and if recent sewer and water upgrades were paid by the park or cabin owners.

Dry cabins are not practical or necessary if the development of the drain field and water supply and the moving of the cabins is properly coordinated.

The float homeowners have worked with the park to be compliant with Panhandle health guidelines. Having a water /sewage system is the best way to assure the best possible result.

**Lease Term Requirements** The Park Board should direct that the lease term take into account the additional investment to be borne by the float homeowners and the term extended to facilitate the amortization of that cost. A lease term of at least 25 to 30 years would be appropriate to support the investment. Should the lease rates change the float home leases should not increase for improvements they fund (drain development issues).

**Park Board Priorities** The Board and the Department apparently agree that resources are scarce and that all Park funds need to be managed carefully. While we are confident that this will be done, it is a concern since there are known competing requirements in the Park, which will require funding on a more immediate basis. We suggest that Board deliberations might focus on this point. It would be helpful to know where the subject proposal ranks in the order of projects to be completed and what other Park expenses are needed to maintain and operate the Park. (see Attachment 5)

**3:05 p.m.** Mr. White indicated the list of options for development of Hidden Lake were included and discussed in the Board Agenda book (see Attachment 6). At the April 2005 Board meeting, the Board voted to stand behind the 1990 decision that after 2009 leases for the 24 float homes would no longer exist as they are today. Staff asked that the Board accept Attachment K (see Attachment 7), which consists of the following recommendation:

- 12 campsites, vault toilet, water, and dock space for 12 boats
- 3-5 camping cabins or yurts, vault toilet, water, and an additional dock
- hardened trail
- consolidation of float homes along shoreline

Discussion followed.

**3:18 p.m.** Mr. Lombard expressed that rafting the float homes to a marina was the only avenue. Hidden Lake should be available to other constituents to enjoy. He also said that a decision needed to be made about who would pay for the drain field that needed to be built but felt that it should not be IDPR.

**3:20 p.m.** Mr. Rice suggested that the least amount of disruption for the homeowners would be desirable.

**3:21 p.m.** Michael Orr was asked for his interpretation of the leases of which he responded that based on his review of a form lease that he understood to be identical to the actual leases that have been executed, termination by the lessor would require the Department to pay either full value of the improvements or removal costs of up to half value of the improvements, depending on whether the float home was removed to a new location. The lease provision for termination by the lessor contains the mandatory term “shall” and provides only two alternatives that the lessor pay either the full fair market value of the improvements or the costs of removing the improvements to a new location, up to half the fair market value. While there could be questions to what constitutes the “improvements,” the lease clearly contemplates that if the lessor terminates, there must be payment of either the full value of those improvements or as an alternative, removal costs of no more than half the value of the improvements.

Chair McDevitt asked if IDPR rafts the float homes to a marina located in Hidden Bay and offers a ten-year lease, is the agency still obligated to buy the float homes?



Mr. Orr responded that he would need to do further research on that particular venue.

**3:27 p.m.** Mr. Klatt suggested that a solution might be to integrate several of the options such as having some of the float homes rafted to a marina and others moved closer together, opening space for recreation use.

**3:30 p.m.** Mr. Lombard moved staff take a preliminary look at Attachment E (*see Attachment 8*). Mr. Klatt seconded the motion. Discussion followed for clarification of the motion. Chair asked for further discussion. Hearing none, the Chair asked for a vote on the motion. Board members were polled: Klatt – aye, Lombard – aye, Rice – nay, McDevitt – nay. Motion failed.

**3:35 p.m.** Mr. Rice moved to direct staff to work with the float homeowners and consultants for possibly implementing Attachment F (*see Attachment 5*). There was no second.

**3:37 p.m.** Mr. Lombard moved that the float homeowners make a decision to either raft their homes to an unspecified location or remove their homes accordingly. Seconded by Mr. Klatt. Chair asked for further discussion. Chair called for the vote. Board members were polled: Klatt – aye, Lombard – aye, Rice – nay, McDevitt – nay. Motion failed.

**3:39 p.m.** Mr. Klatt moved that staff be instructed to move forward on research pertinent to the issue and bringing information back to the Board at the summer meeting at Dworshak State Park. Mr. Rice seconded the motion. Chair asked for further discussion. Hearing none, the Chair asked for a vote. All members voted in the affirmative. The motion was passed.

**3:45 p.m.** Mr. Lombard expressed that he had serious concerns about the direction that this issue was being taken.

**3:50 p.m.** Meeting adjourned.

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**Tuesday October 17<sup>th</sup>, 2005**

**8:17 a.m.** Chair McDevitt called the meeting to order.

**8:18 a.m.** Mr. Klatt asked that Bruneau Dunes funding be added to the agenda.

**8:22a.m. FY 2006 1st Quarter Financial Statement**

Ms. Wright discussed FY 2006 1<sup>st</sup> Quarter appropriations related to expenditures by Division and the cash position of some of the agency's dedicated funds at the end of the fiscal year and asked the Board to adopt the staff recommendations as presented.

Discussion followed that included an update of the financial and negotiation status of the Trail of the Coeur d'Alenes. Director Meinen said that this issue would be put on the February Board agenda.

**9:09 a.m.** Mr. Klatt moved to approve the FY '06 1<sup>st</sup> Quarter Financial statement as presented by staff. Mr. Lombard seconded the motion. Chair asked for any further discussion. Hearing none, the Chair asked for a vote on the motion. All votes were cast in the affirmative. The motion was passed.

**10:10 a.m. SCORPT Approval** Mr. Just gave an outline of the goals and objectives of Idaho's 2006-2010 Statewide Comprehensive Outdoor Recreation and Tourism Plan (SCORPT) that aligns with the 2006-2010 Idaho Department of Parks and Recreation Strategic Plan that was approved by the Board in April 2005. The difference between the SCORPT and the Strategic Plan is that

SCORPT includes representatives of city, county, state and federal agencies that meet four times a year to monitor plan progress and implementation of the current plan.

Mr. Lombard commented on the goal that ensures public access to public land. He would like to see stronger language. Mr. Just responded that he would be happy to work on more precise wording. Discussion followed regarding order of objectives.

Mr. Just asked that the Board approve the outline and draft goals and objectives of the 2006-2010 Idaho SCORPT as presented by staff.

**10:18 a.m.** Mr. Klatt moved that the Board request staff to make changes in the goals for 2006-2010 SCORPT. He asked that “provided enhancement recreation facility and opportunities” be moved to the first position and “access to public lands” to the second position. Mr. Lombard seconded the motion. Chair asked for any further discussion. Mr. Lombard added that the strengthening of the language also be included in the motion as per the discussion. Chair asked for any further discussion. Hearing none, the Chair asked for a vote on the motion. All votes were cast in the affirmative. The motion was passed.

**10:18 a.m.** Mr. Just asked the Board for approval for SCORPT as it has been written at this time.

**10:19 a.m.** Mr. Klatt moved that the Board approve the amended order and the SCORPT objectives as presented and move forward with the completed SCORPT. Mr. Rice seconded the motion. Chair asked for any further discussion. Hearing none, the Chair asked for a vote on the motion. All votes were cast in the affirmative. The motion was passed.

**10:20 a.m. RV Grant Advisory Committee for Replacement Region 3** Mr. Ricks said that there was a vacancy on the RV Grant Advisory Committee in Region 3 and that Mr. Lombard had a recommendation for filling the position.

**10:21 a.m.** Mr. Lombard moved that Mr. Tim Bernard be nominated to the position. Mr. Rice seconded the motion. Chair asked for any further discussion. Hearing none, the Chair asked for a vote on the motion. All votes were cast in the affirmative. The motion was passed.

**10:23 a.m. Reservation System Update** Ms. Kolsky updated the Board on the process of changing the reservation system. The RFP process had been completed and was awarded to Camis USA, Inc. Along with the award, Camis USA Inc. will be opening a call center in Boise, Idaho to manage the reservations for Idaho State Parks. The Boise call center and new Internet site are expected to begin processing reservations in January 2006. Park systems will come on line January to March 2006. The final months of 2005 will be spent implementing the Camis software. During this same time frame, current operations in the ReserveAmerica application will be closed.

Discussion followed.

Ms. Couture discussed the marketing strategies, which will be a five-stage approach.

**10:40 a.m. Bruneau Dunes Update**

Director Meinen said that staff was concerned that time was of the essence for using Bruneau Dunes funding. He asked the Board to approve staff’s recommendation to utilize the FY 2006 Budget Request starting with DU 10.31, 10.32.. Those projects that are unfunded or under funded in general funds be funded using the Bruneau Science Center General Funds until expended. Only projects that can be designed and funding encumbered by June 30, 2006 will be considered.

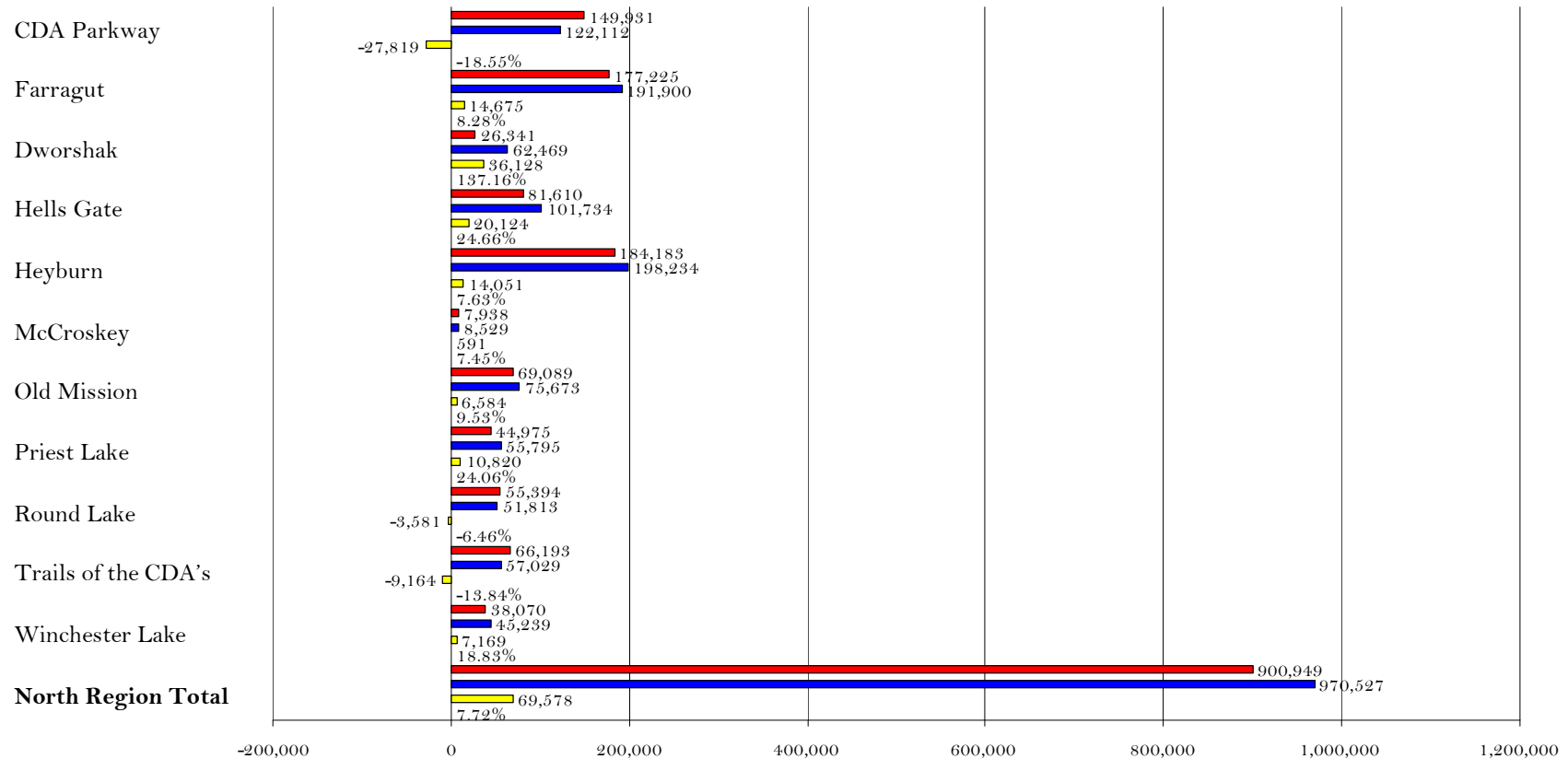
Discussion followed.

**11:03 a.m.** Mr. Klatt moved to accept staff recommendation. Mr. Lombard seconded the motion. Chair asked for any further discussion. Hearing none, the Chair asked for a vote on the motion. All votes were cast in the affirmative. The motion was passed.

**11:04 a.m. Adjournment** Mr. Klatt moved to adjourn the October Board meeting. Mr. Lombard seconded. Chair asked for any further discussion. Hearing none, the Chair asked for a vote on the motion. All votes were cast in the affirmative. The motion was passed.

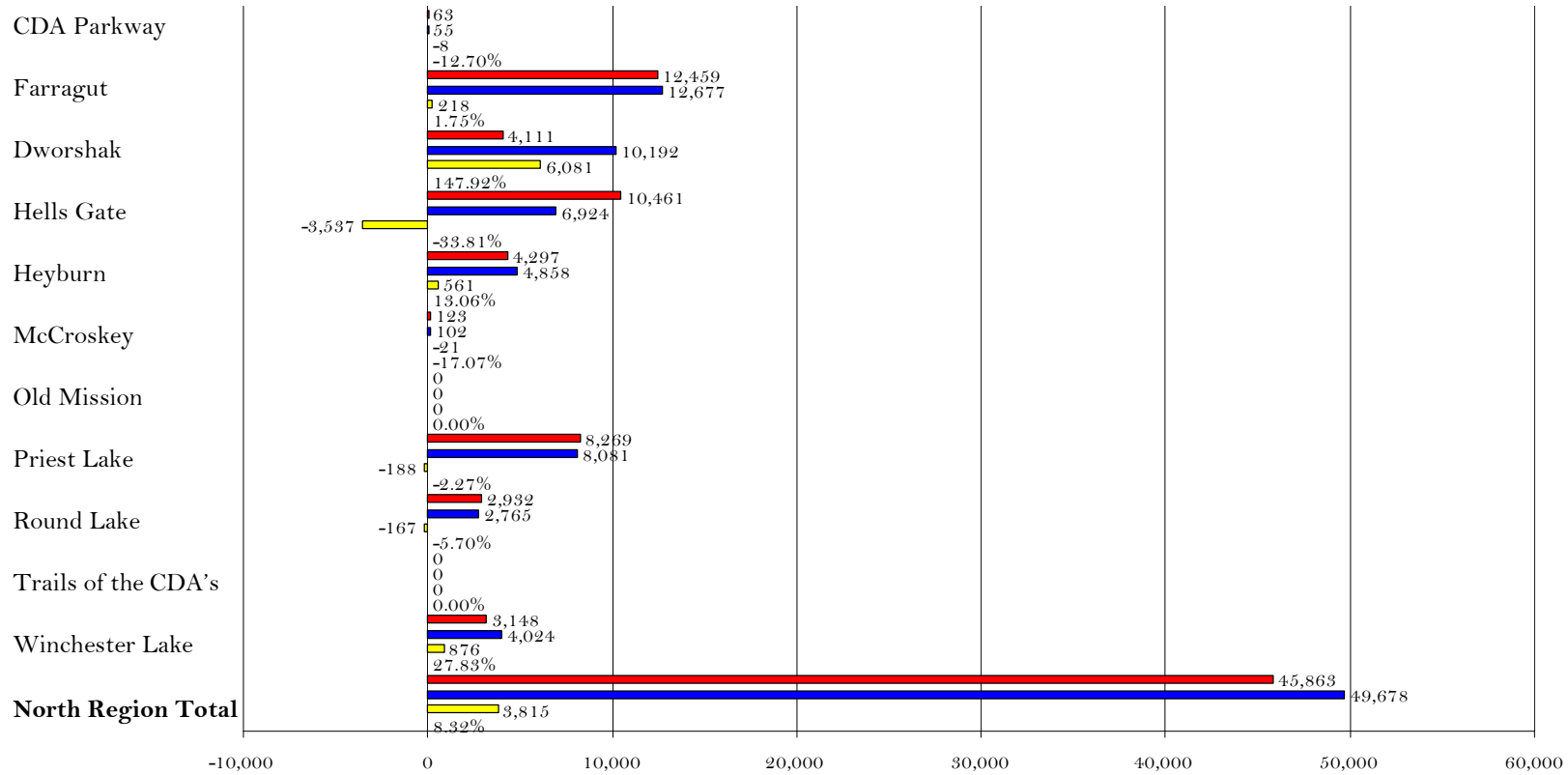
# **ATTACHMENT #1**

## NORTH REGION TOTAL DAY USERS/CAMPERS



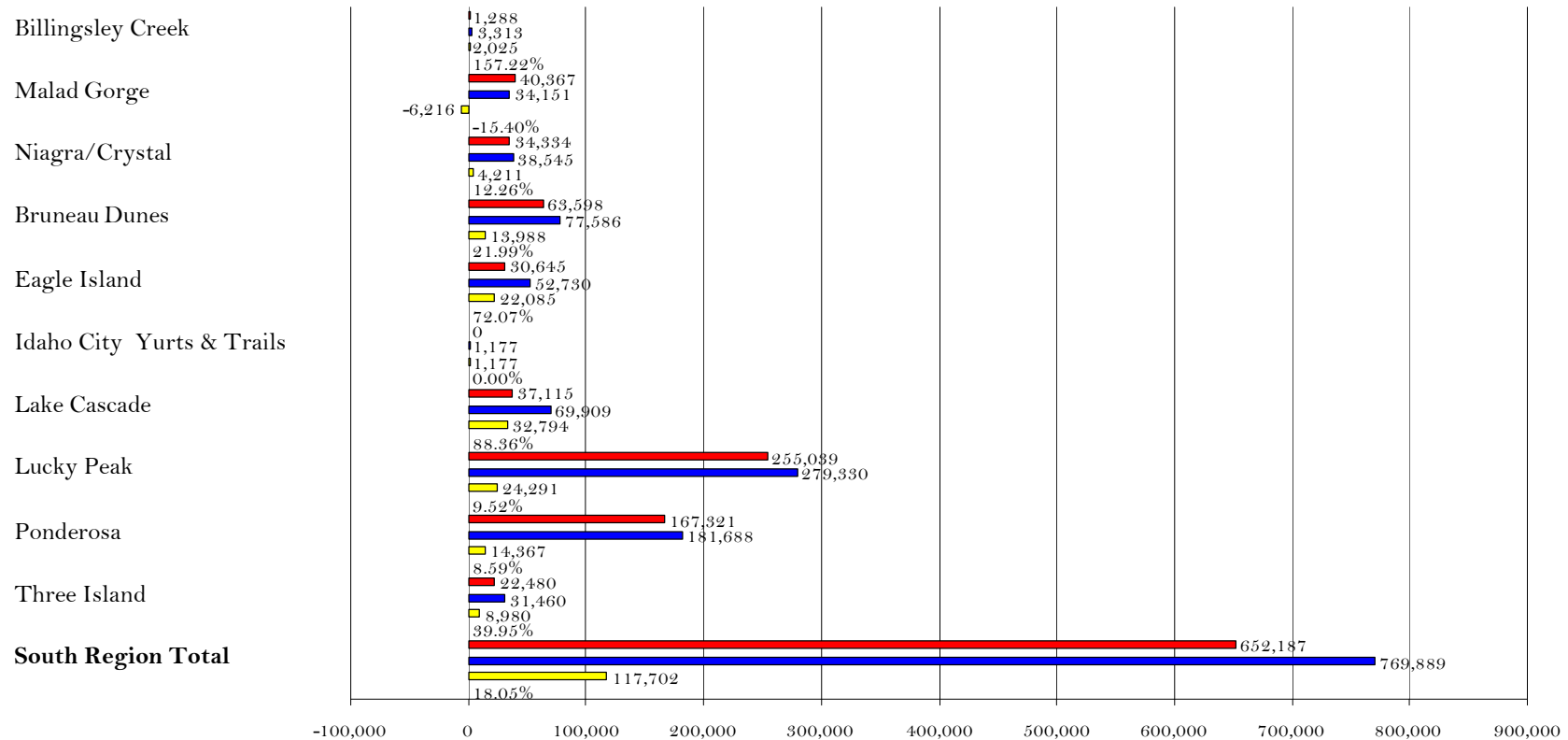
	CDA Parkway	Farragut	Dworshak	Hells Gate	Heyburn	McCroskey	Old Mission	Priest Lake	Round Lake	Trails of the CDA's	Winchester Lake	North Region Total
2004 Visits	149,931	177,225	26,341	81,610	184,183	7,938	69,089	44,975	55,394	66,193	38,070	900,949
2005 Visits	122,112	191,900	62,469	101,734	198,234	8,529	75,673	55,795	51,813	57,029	45,239	970,527
Increase/Decrease	-27,819	14,675	36,128	20,124	14,051	591	6,584	10,820	-3,581	-9,164	7,169	69,578
% Change	-18.55%	8.28%	137.16%	24.66%	7.63%	7.45%	9.53%	24.06%	-6.46%	-13.84%	18.83%	7.72%

## NORTH REGION TOTAL CAMPER UNITS



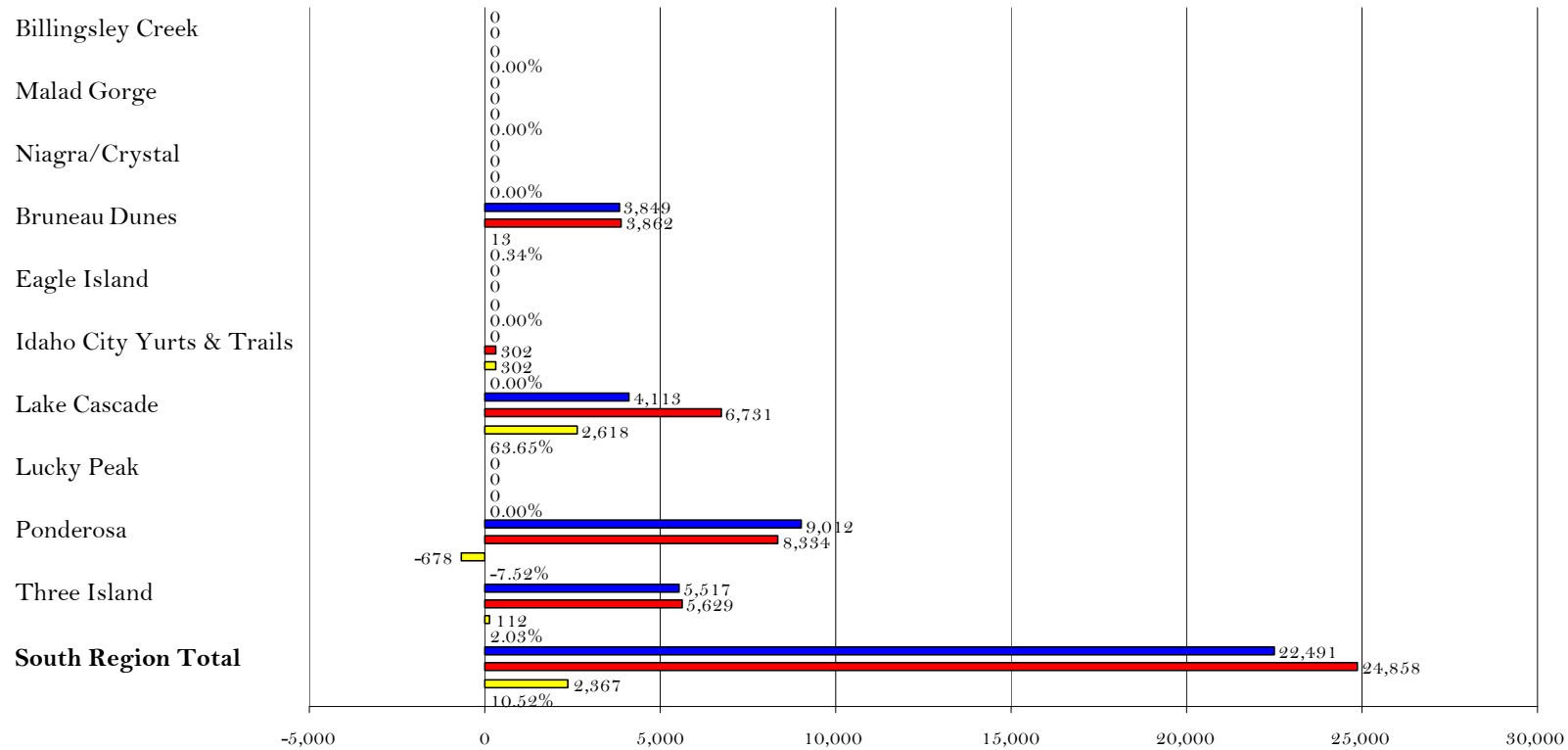
	CDA Parkway	Farragut	Dworshak	Hells Gate	Heyburn	McCroskey	Old Mission	Priest Lake	Round Lake	Trails of the CDA's	Winchester Lake	North Region Total
2004 Visits	63	12,459	4,111	10,461	4,297	123	0	8,269	2,932	0	3,148	45,863
2005 Visits	55	12,677	10,192	6,924	4,858	102	0	8,081	2,765	0	4,024	49,678
Increase/Decrease	-8	218	6,081	-3,537	561	-21	0	-188	-167	0	876	3,815
% Change	-12.70%	1.75%	147.92%	-33.81%	13.06%	-17.07%	0.00%	-2.27%	-5.70%	0.00%	27.83%	8.32%

## SOUTH REGION TOTAL DAY USERS/CAMPERS



	Billingsley Creek	Malad Gorge	Niagra Crystal	Bruneau Dunes	Eagle Island	Idaho City Yurts & Trails	Lake Cascade	Lucky Peak	Ponderosa	Three Island	South Region Total
2004 Visits	1,288	40,367	34,334	63,598	30,645	0	37,115	255,039	167,321	22,480	652,187
2005 Visits	3,313	34,151	38,545	77,586	52,730	1,177	69,909	279,330	181,688	31,460	769,889
Increase/Decrease	2,025	-6,216	4,211	13,988	22,085	1,177	32,794	24,291	14,367	8,980	117,702
% Change	157.22%	-15.40%	12.26%	21.99%	72.07%	0.00%	88.36%	9.52%	8.59%	39.95%	18.05%

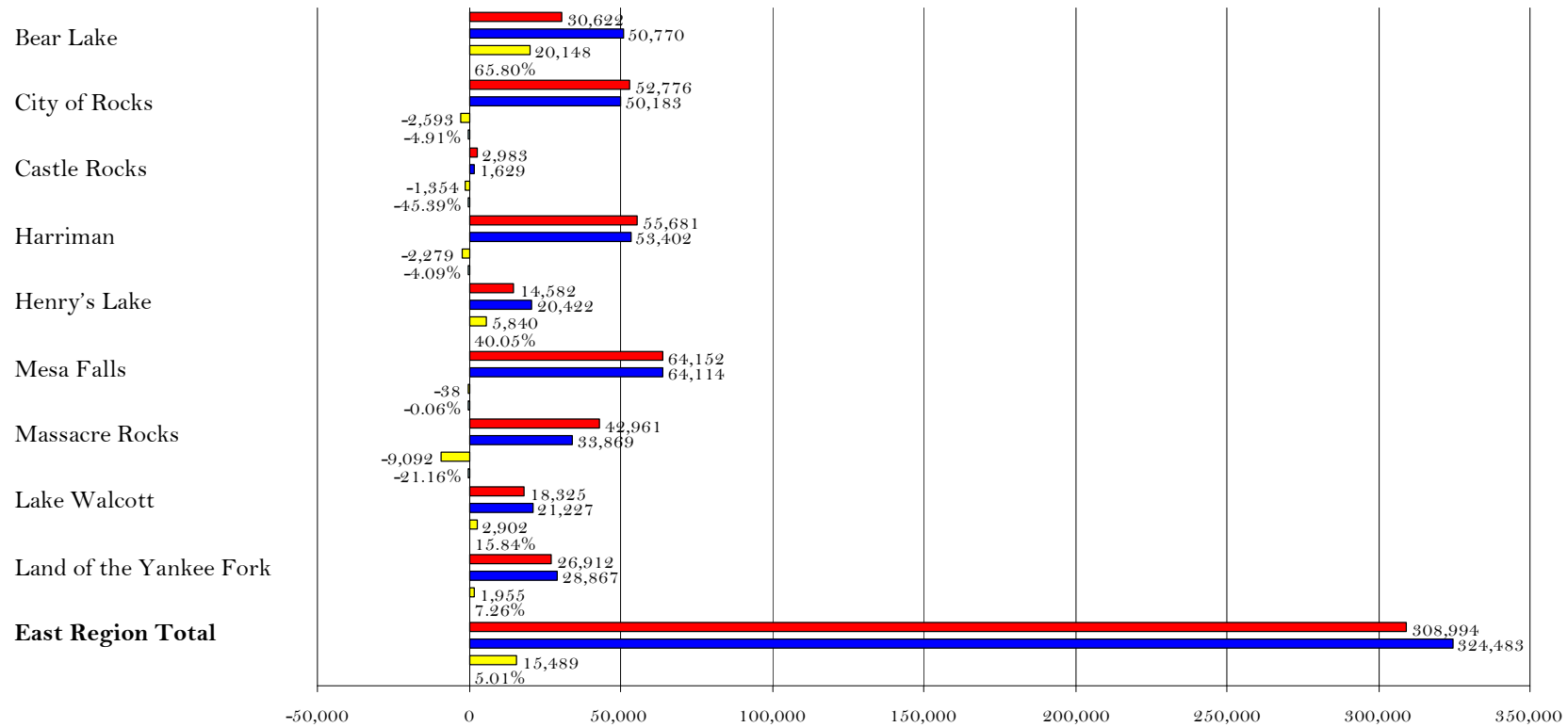
## SOUTH REGION TOTAL CAMPER UNITS



	Billingsley Creek	Malad Gorge	Niagra Crystal	Burneau Dunes	Eagle Island	Idaho City Yurts & Trails	Lake Cascade	Lucky Peak	Ponderosa	Three Island	South Region Total
2004 Visits	0	0	0	3,849	0	0	4,113	0	9,012	5,517	22,491
2005 Visits	0	0	0	3,862	0	302	6,731	0	8,334	5,629	24,858
Increase/Decrease	0	0	0	13	0	302	2,618	0	-678	112	2,367
% Change	0.00%	0.00%	0.00%	0.34%	0.00%	0.00%	63.65%	0.00%	-7.52%	2.03%	10.52%

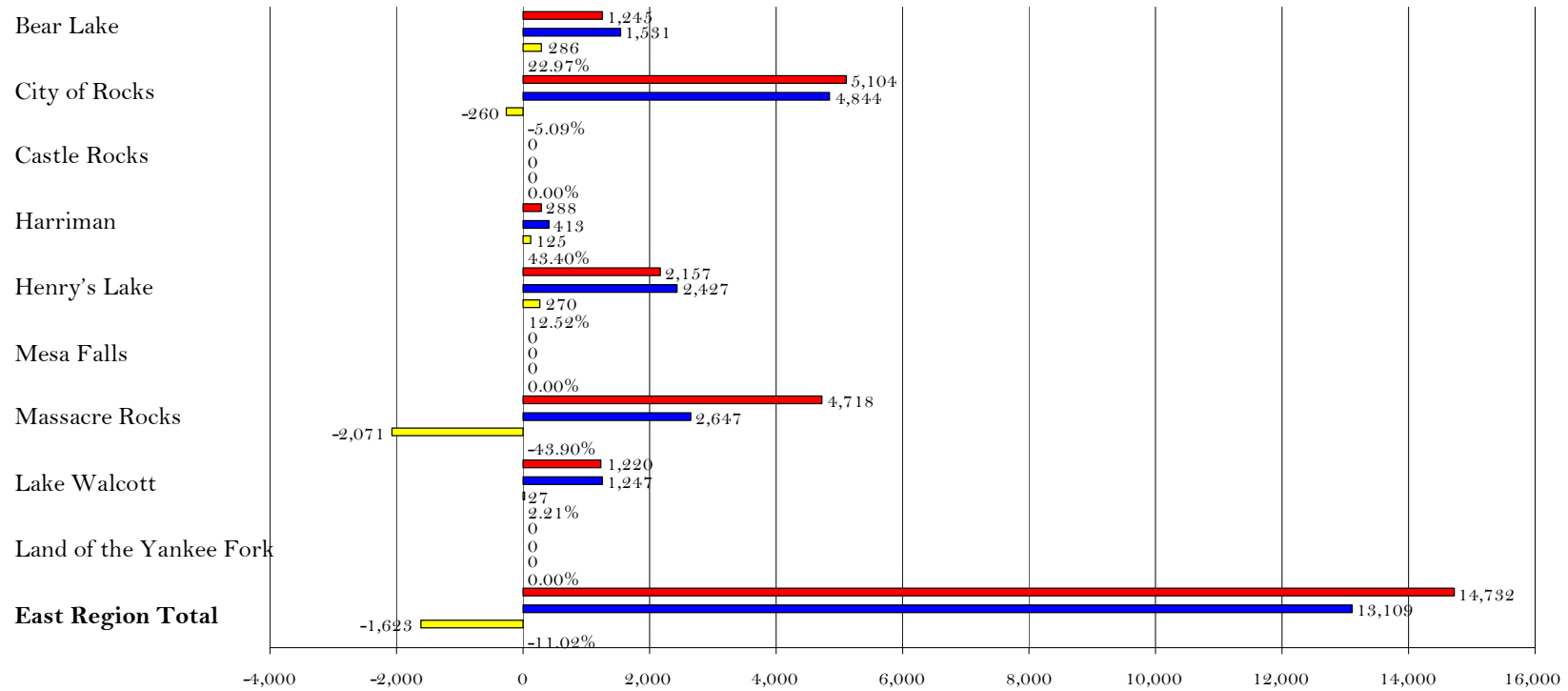


## EAST REGION TOTAL DAY USERS/CAMPERS



	Bear Lake	City of Rocks	Castle Rocks	Harriman	Henry's Lake	Mesa Falls	Massacre Rocks	Lake Walcott	Land of the Yankee Fork	East Region Total
2004 Visits	30,622	52,776	2,983	55,681	14,582	64,152	42,961	18,325	26,912	308,994
2005 Visits	50,770	50,183	1,629	53,402	20,422	64,114	33,869	21,227	28,867	324,483
Increase/Decrease	20,148	-2,593	-1,354	-2,279	5,840	-38	-9,092	2,902	1,955	15,489
% Change	65.80%	-4.91%	-45.39%	-4.09%	40.05%	-0.06%	-21.16%	15.84%	7.26%	5.01%

## EAST REGION TOTAL CAMPER UNITS



		Bear Lake	City of Rocks	Castle Rocks	Harriman	Henry's Lake	Mesa Falls	Massacre Rocks	Lake Walcott	Land of the Yankee Fork	East Region Total
2004 Visits		1,245	5,104	0	288	2,157	0	4,718	1,220	0	14,732
2005 Visits		1,531	4,844	0	413	2,427	0	2,647	1,247	0	13,109
Increase/Decrease		286	-260	0	125	270	0	-2,071	27	0	-1,623
% Change		22.97%	-5.09%	0.00%	43.40%	12.52%	0.00%	-43.90%	2.21%	0.00%	-11.02%

## **ATTACHMENT #2**

# Experience IDAHO

Investments In Idaho's State Parks



## AGENCY MISSION

To improve the quality of life in Idaho through outdoor recreation and resource stewardship.

## SUMMARY

Idahoans and visitors to this great state have one thing in common: a love affair with Idaho's State Parks and vast recreational opportunities. Due to these unique qualities, Idaho has quickly become one of the most desirable places in the nation to visit, live and raise a family.

The goal of the statewide *Experience Idaho* initiative is to fund needed improvements within Idaho's State Parks that will preserve Idaho's public spaces, provide economic assistance to local communities and benefit the citizens of Idaho by expanding recreational possibilities and enriching visitor experiences within Idaho's State Parks.

As Idaho's population expands and diversifies, a need exists within the state to create and maintain recreational areas that accommodate changing interests and growing communities. State agencies must be proactive in promoting interest in Idaho's areas of scenic beauty and rich recreational assets, while fostering atmospheres that encourage appreciation for natural resources, fitness, family and group interaction. Being proactive requires strategic partnerships - development and maintenance of locations that stimulate outdoor activity, assist in resource stewardship and offer educational opportunities, while providing continued public access.

## INITIATIVE PARKS, PROJECTS AND FUNDING

### Initiative Parks:

Heyburn State Park  
Ponderosa State Park  
Eagle Island State Park  
Thousand Springs State Park  
Castle Rocks State Park  
Harriman State Park  
Eastern Idaho State Park

### Project Requests:

Facility Renovation/Cabins  
Lodge/Cabins/Day Use  
Equestrian/Camping/Education Center  
Camping/Market/Equestrian/Concert  
Camping/Barn/Lodging  
Welcome/Cabins/Facility Renovation  
Study/Acquisition/Development

### Project Costs:

\$ 3,233,000  
\$ 10,210,300  
\$ 8,137,500  
\$ 2,263,800  
\$ 3,255,000  
\$ 2,235,500  
\$ 4,830,000

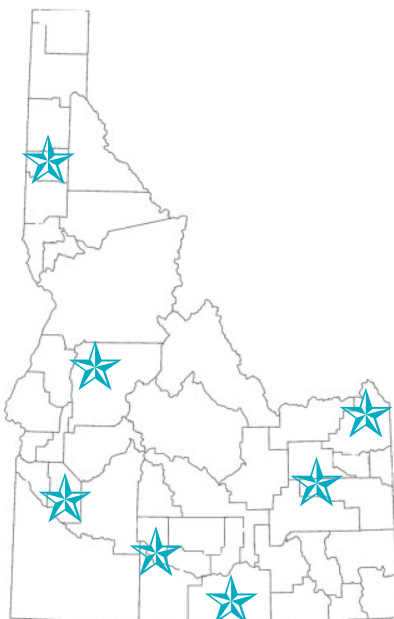
**Total Request to Fund Initiative: \$ 34,165,100**

*Permanent Building Fund Request:* \$ 33,465,100

*IDPR Budget Request:* \$ 700,000

**\$ 34,165,100**

## INITIATIVE REACH



### Questions?

For additional information on how investments in Idaho's State Parks will benefit your community, please contact Director Robert Meinen, Idaho Department of Parks and Recreation at [bmeinen@idpr.state.id.us](mailto:bmeinen@idpr.state.id.us), 208.334.4187. Visit Idaho State Parks online at: [www.parksandrecreation.idaho.gov](http://www.parksandrecreation.idaho.gov).

DRAFT 11/22/05

## HEYBURN STATE PARK

Nearing its 100th anniversary, Heyburn State Park continues to service over 100,000 customers annually. The proposed welcome center at Heyburn will provide a conveniently located and much needed visitor service and information facility for camper check-in, possibly day-use concessions, and bicycle rentals.

Renovations to the parks Civilian Conservation Corps (CCC) structures: restrooms and picnic shelters will increase public access within the park while preserving a piece of Idaho's history. Improvements to the Rocky Point Lodge, also a CCC structure, will make lakeside views publicly available once again and will provide additional overnight opportunities within the park. Small cabins to accompany the existing lodge structure are also proposed.

## PONDEROSA STATE PARK

The proposed projects within Ponderosa State Park include the construction of a rustic lodge, small companion cabins and expanded day-use. Adjacent to the University of Idaho's Educational Learning Center (McCall Field Campus), the proposed rustic lodge and cabins is projected to accommodate 75-100 individuals in town for education, business or pleasure. The potential partnership between the University of Idaho and Idaho State Parks and Recreation will make it possible for both agencies to assist the state in it's natural resource education efforts. The partnership will also provide affordable lakefront accommodations for small groups or individuals in a retreat-style venue, conducive to McCall's small-town charm.

## EAGLE ISLAND STATE PARK

Eagle Island State Park has tremendous untapped potential that sits idle as nearby urban communities close in around it. In an effort to accommodate growth and changing needs, additional planning is proposed that will unlock the park's currently under utilized potential. Campsites, a wetland education center, and equestrian center are all facilities identified in the park's original Master Plan, as being suitable and desired developments within Eagle Island State Park. Construction of these few facilities now will assist in addressing present needs, as plans are made for the future.

## THOUSAND SPRINGS STATE PARK

To improve recreation access within the Billingsley Creek Unit of Thousand Springs State Park, the *Experience Idaho* initiative proposes to renovate the existing equestrian facility and provide camping opportunities within the park. By expanding the current market facility and constructing an outdoor amphitheater, Idaho State Parks and Recreation can provide more desirable facilities for hosting popular local events like the farmers/craft markets and *Blues at the Park*. Additional projects include the installation of public restrooms and paved parking to maximize the park's day-use potential.

## CASTLE ROCKS STATE PARK

An area rich in Idaho's ranching heritage is in need of facilities that can provide for unique ranch-type experiences. Castle Rocks State Park presents the perfect venue. In keeping with the ranching theme, our projects for Castle Rocks include a barn/bunkhouse and renovation of the existing ranch home. The Smoky Mountain Campground within Castle Rocks State Park provides 60 additional campsites, diversifying the available amenities within the area.

## HARRIMAN STATE PARK

In an effort to improve customer access to Harriman State Park, the *Experience Idaho* initiative proposes the construction of a new park welcome / information center, positioned closer to the highway and passing traffic.

Over 70 years old, the existing structures within Harriman State Park are a part of Idaho's historical past. Additional projects proposed for the park include rehabilitation of those structures, preserving them for future generations.

Quickly becoming one of Idaho's most popular places to play, the facilities within the park can no longer accommodate for current demand. Additional cabins have been included in the project requests to maximize public access.

## NEW EASTERN IDAHO STATE PARK SITE

To meet the growing demand for State Park facilities in eastern Idaho, a new park has been proposed for the region that will be the first addition to the Idaho State Park system since 2003. The proposed project includes site selection, property acquisition, planning and development of the new site.

## **ATTACHMENT #3**



# Priest Lake State Park-Lionhead Unit

## Conceptual Site Plan

### Concept Planning Process

In July of 1988 the Lionhead unit of Priest Lake State Parks general development plan was completed and accepted by Idaho Department of Parks and Recreation Board. The planning and development process provided the framework for orderly development and administration of the resource and facility. The intent of the plan was to provide direction for 10 - 15 years for the facilities while maximizing opportunities without destroying the resources. In the spring of 2005 IDPR contracted with Beck and Baird Landscape Architects to utilize the existing GDP plan to establish and meet the current site planning and development needs of the Lionhead Unit.

The following four step planning process was used to determine the current site planning and development needs.

#### Step One:

Review of the existing resource through site visits with staff and a review of the existing GDP dated July of 1988. The information gained through this process served as a basis of guiding this concept plan. All resource and historical data for the Lionhead unit can be found in the referenced 1988 GDP.

#### Step Two:

Beck and Baird developed and presented concepts and ideas for the Lionhead unit that were compatible with the current demand and resources to the IDPR staff. The staff participating in this process was Jim Thomas, Development Planner, Larry Townsend, Priest Lake State Park Manager III, and David White, North Region Manager. Through work sessions and meeting three alternative concept approaches were developed and presented. A final Concept was compiled from these plans for public presentation.

#### Step Three:

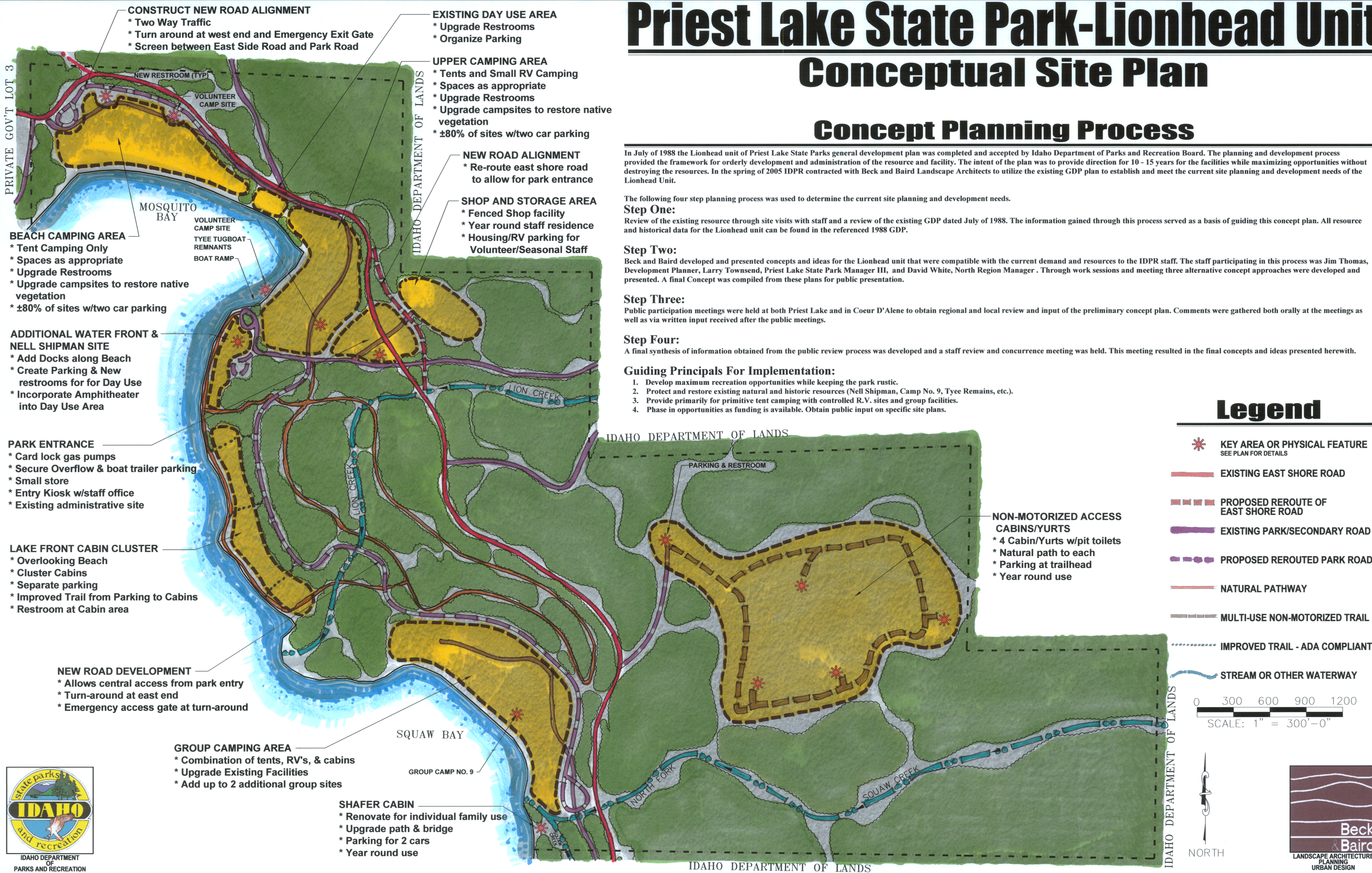
Public participation meetings were held at both Priest Lake and in Coeur D'Alene to obtain regional and local review and input of the preliminary concept plan. Comments were gathered both orally at the meetings as well as via written input received after the public meetings.

#### Step Four:

A final synthesis of information obtained from the public review process was developed and a staff review and concurrence meeting was held. This meeting resulted in the final concepts and ideas presented herewith.

#### Guiding Principals For Implementation:

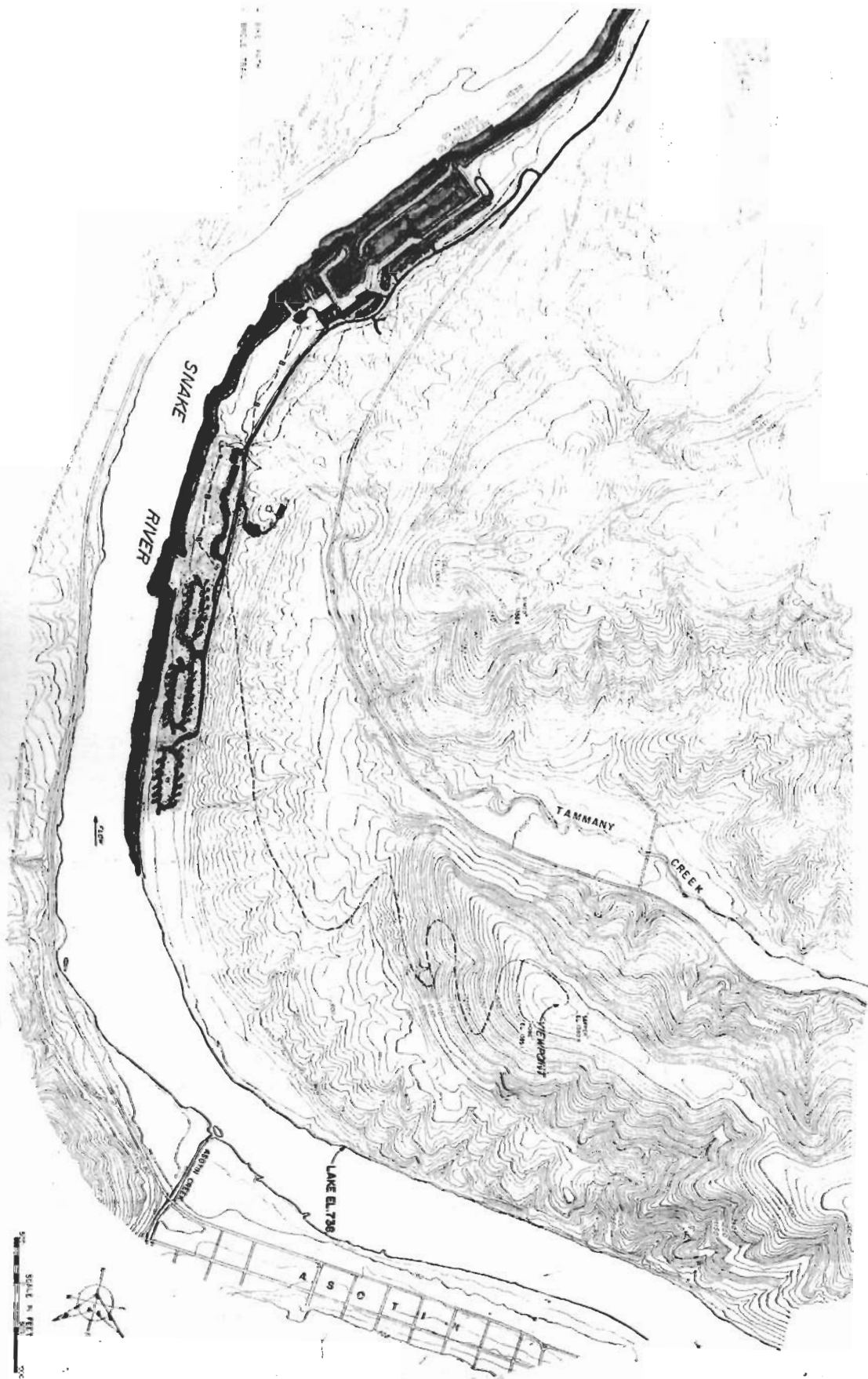
1. Develop maximum recreation opportunities while keeping the park rustic.
2. Protect and restore existing natural and historic resources (Nell Shipman, Camp No. 9, Tyee Remains, etc.).
3. Provide primarily for primitive tent camping with controlled R.V. sites and group facilities.
4. Phase in opportunities as funding is available. Obtain public input on specific site plans.





# **ATTACHMENT #4**

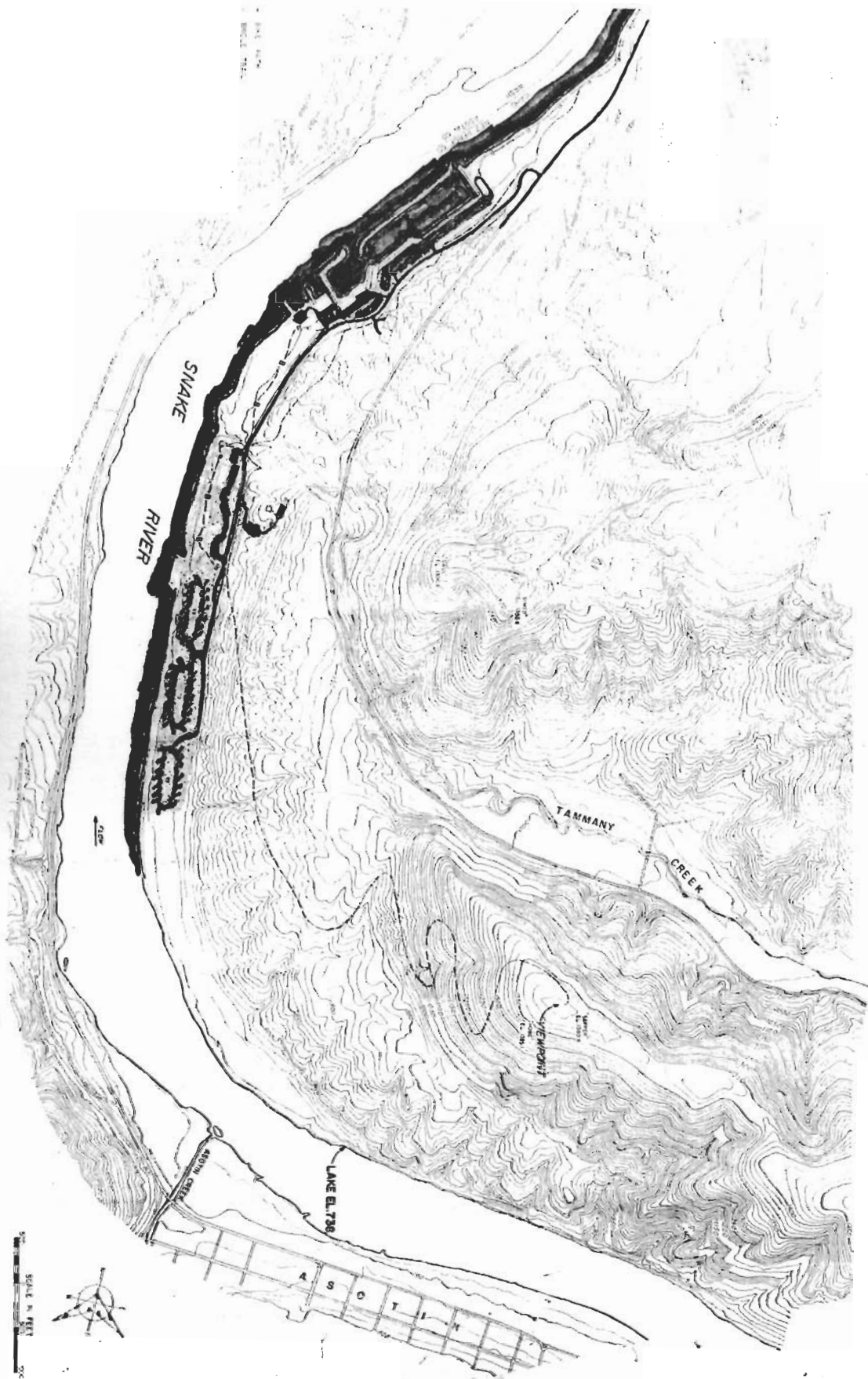




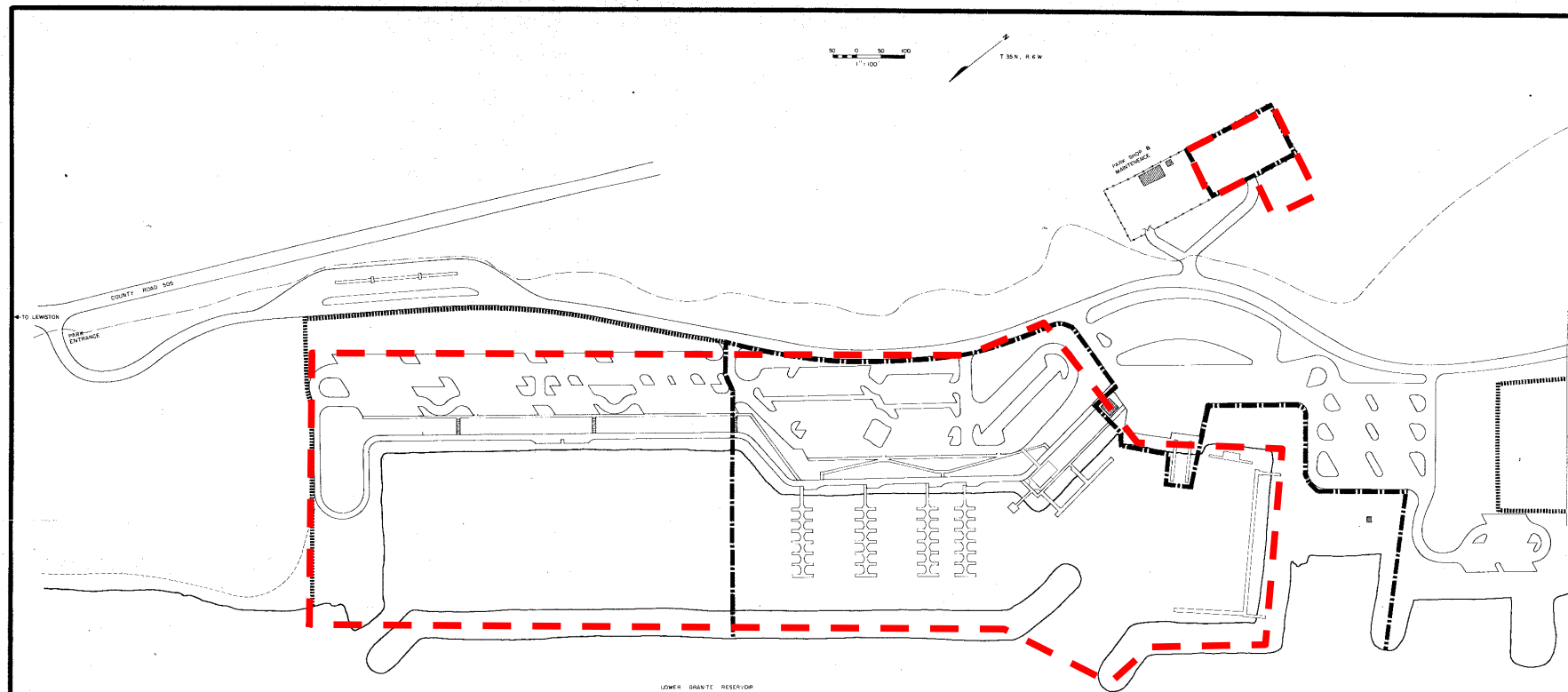
# HELLS GATE STATE PARK

IDAHO DEPARTMENT OF PARKS AND RECREATION

SHEET OF	DESIGNED BY:	DRAWN BY:
	SCALE - APPROX. 1"=500'	DATE:
		REVISED BY:
		DATE:
	DRAWING NO.:	APPROVED BY:



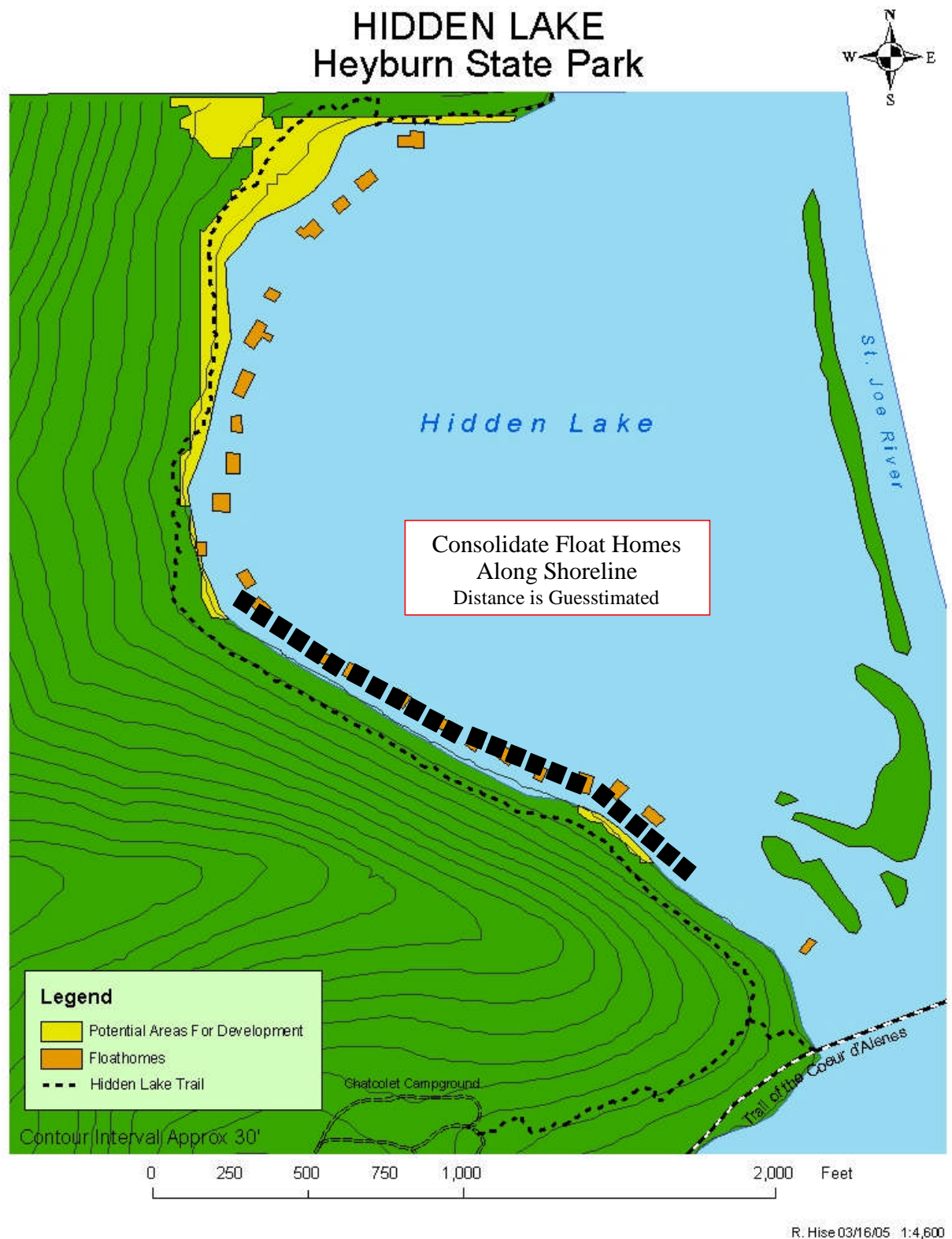
SHEET OF	DESIGNED BY:	DRAWN BY:	<b>HELLS GATE STATE PARK</b>	
	SCALE: APPROX. 1"=500'	DATE:		DAHO DEPARTMENT OF PARKS AND RECREATION
	DRAWING NO.:	REVISED BY:		
		DATE:		
		APPROVED BY:		



**Exhibit C:**  
**HELLS GATE STATE PARK MARINA**  
**CONCESSION PREMISES MAP**

DRAWING NO.		DESIGNED BY:		DRAWN BY:		HELL'S GATE STATE PARK	
SHEET		SCALE:		DATE:		IDAHO DEPARTMENT OF PARKS AND RECREATION	
OF		DATE:		REVISOR BY:			
		APPROVED BY:					

# **ATTACHMENT #5**



## Attachment F: HIDDEN LAKE FLOAT HOME ALTERNATIVE 2 MAP

# **ATTACHMENT #6**

## OPTIONS TO CONSIDER

### GENERAL

- Do nothing
- Phase in changes as needed/funding availability
- Change all at once

### FLOAT HOMES

- Dry Cabin Design – minimize all water and wastewater, to be packed in and out
- No large wastewater storage containers
- Incinerator Toilets Only
- No pumping water from the lake
- Septic Drain Field..... \$150,000
- Reduce/Minimize Space Allowed for Float Homes and Associated Amenities
- Eliminate/Relocate Boat Houses and Extra Docks
- Separate/Specific Lease
- Sewage Disposal Fee
- Annual Lease Fee Based Upon Fair Market Value
- Shoreline Consolidation ..... \$42,000
- Marina Configuration ..... \$204,000

### HIDDEN LAKE

- Hike/Bike/Boat-In Campground (cost/site) ..... \$5,000
- Harden Trail ..... \$20,000
- Vault Toilet ..... \$25,000
- Flush Toilet ..... \$50,000
- Water ..... \$5,000
- Docks (cost/dock string) ..... \$20,000
- Cabins/Yurts (cost/unit) ..... \$25,000
- Septic Drain Field..... \$150,000
- Fishing Docks/Piers (cost/dock string) ..... \$20,000

Based upon these options, staff developed the following alternatives.

### FLOAT HOMES

Alternative 1: Consolidate the float homes into a marina configuration using two dock strings and minimizing space allowed for float homes and amenities at the southwest corner of the lake (see Attachment E: Hidden Lake Float Home Alternative 1 Map).

Alternative 2: Consolidate the float homes minimizing space allowed for float homes and amenities along the southwest edge of the lake's shoreline (see Attachment F: Hidden Lake Float Home Alternative 2 Map).

Alternative 3: Relocate three to five of the float homes in front of the area deemed developable to other open areas along the lake's shoreline (see Attachment G: Hidden Lake Float Home Alternative 3 Map).

Alternative 4: Leave as is.

Alternative 5: Remove all of the float homes from Hidden Lake.

Due to the failure of the park's nearest drain field that the float homes were using to dispose of waste water, each of these scenarios except number 5 would require either the development of a sewage disposal system with a lift pump and drain field located above the developable area or the float homes to become "Dry Cabins". Scenarios 1 through 4 would also require the development

of a specific float home lease addressing changes and improvements and associated costs, and reflecting FMV for a float home lease.

#### HIDDEN LAKE

Alternative 1: Develop the approximately five-acre flat area for boat/bike/hike-in use to include approximately 12 campsites with amenities, a vault toilet, water, and dock space for 12 boats. Harden the trail into the area for bike/hike use. (see Attachment H: Hidden Lake Development Alternative 1 Map)

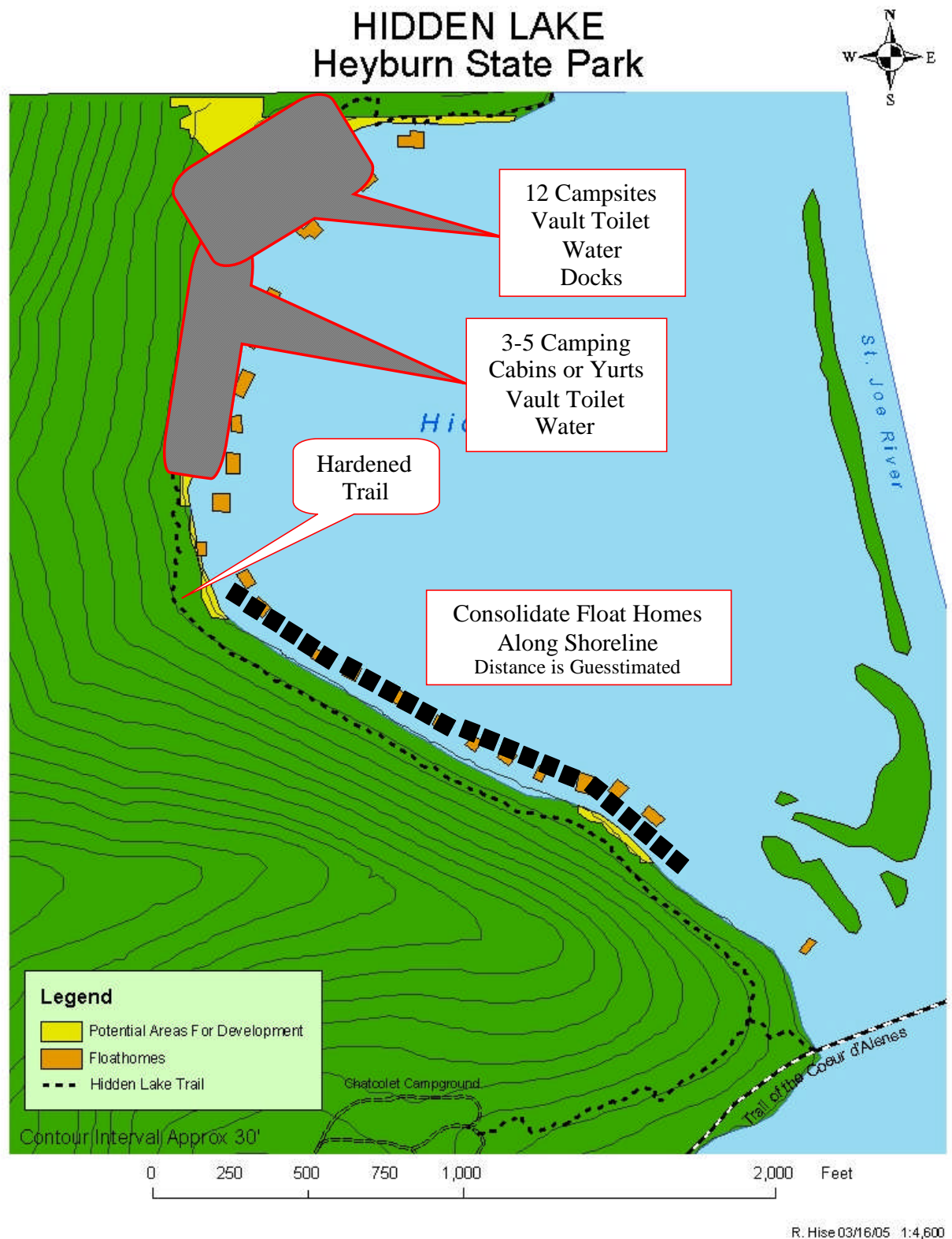
Alternative 2: Install two to four docks for day use only boat use and fishing access along the shoreline associated with the developable five-acre area, including a vault toilet. Harden the trail into the area for fishing access. (see Attachment I: Hidden Lake Development Alternative 2 Map)

Alternative 3: Develop three to five camping cabin/yurt sites with associated amenities including water, vault toilet, and additional dock in the southern end of the five-acre developable area. Harden the trail into the area for bike/hike use. (see Attachment J: Hidden Lake Development Alternative 3 Map)

Alternative 4: Leave as is.

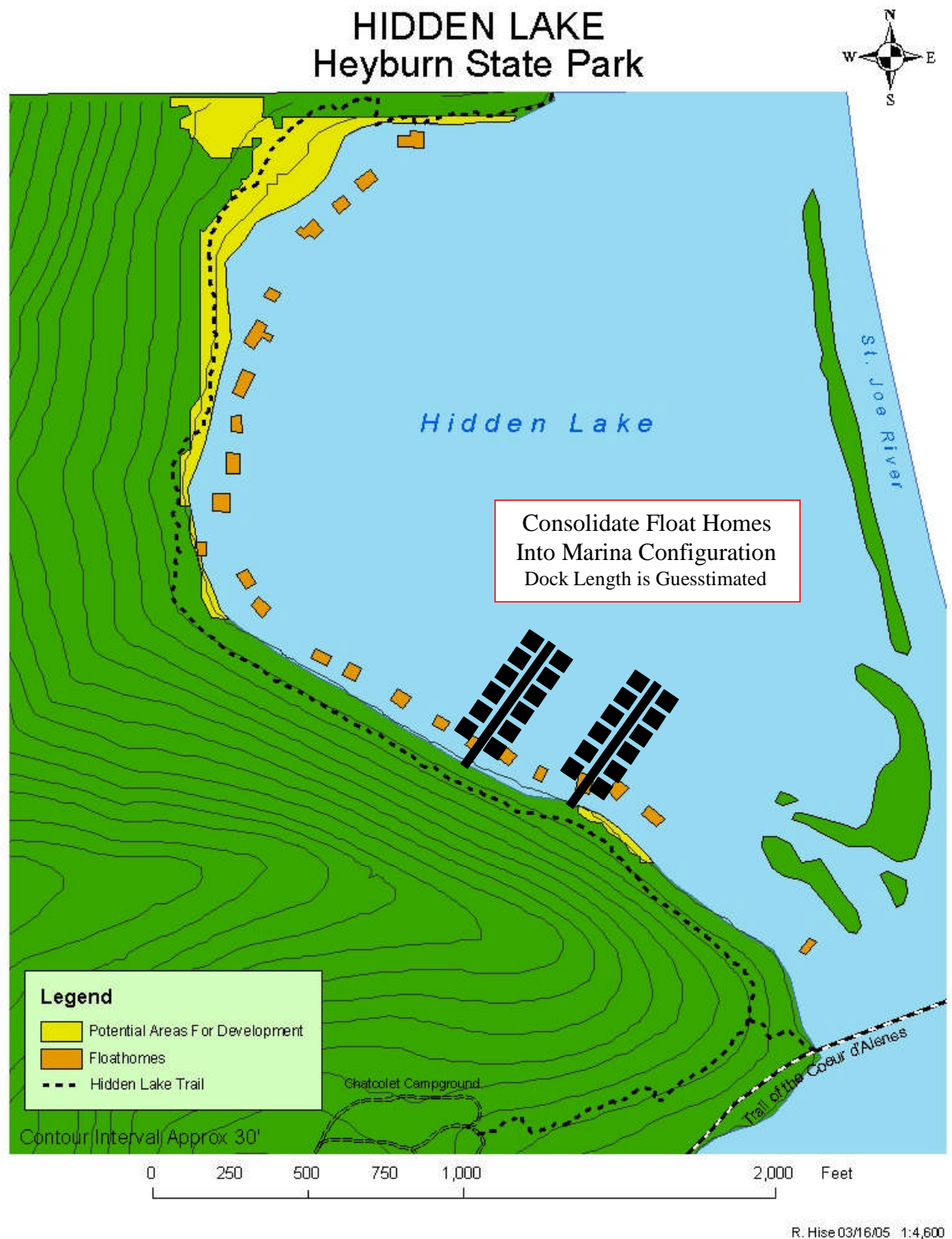


# **ATTACHMENT #7**



## Attachment K: HIDDEN LAKE/FLOAT HOME RECOMMENDED ALTERNATIVE MAP

# **ATTACHMENT #8**



## Attachment E: HIDDEN LAKE FLOAT HOME ALTERNATIVE 1 MAP